

October 21, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04TS0154

Miles and Wells Partnership
Wellington Farms

Bermuda Magesterial District
Fronting Kriserin Circle, Wellington Farms and Michmar Drives

REQUEST: Approval of a tentative plat for ninety-five (95) lots and open space. The request includes permission to delete the construction of a Thoroughfare Plan road, imposed during a previous tentative approval, from the project.

RECOMMENDATION

Staff recommends approval of the request as submitted subject to the implementation of the items in the conditions and review notes for the following reasons:

- A. The tentative subdivision conforms to provisions of the Subdivision Ordinance with the exception of the deletion of the thoroughfare road.
- B. The construction of the portion of the thoroughfare road, Hopkins Road Extension, located on this property will not be possible because both ends are restricted by existing residential development which will preclude its development.

CONDITIONS

- 1. Per Section 8-4 of the Erosion Control Ordinance, prior to the issuance of a Land Disturbance Permit, the Environmental Engineering Department shall require copies of applicable correspondence from the USACOE so that it may be determined that all wetland permits have been received. (EE)

2. Any timbering that is to occur as the first phase of infrastructure construction will be incorporated into the project's erosion and sediment control plan narrative and will not commence until the issuance of a land disturbance permit for subdivision construction and proper installation of erosion control measures. (EE)
3. The USACOE jurisdictional wetlands shall be shown on the construction plans and subdivision plat. (EE)
4. Approval of the road and drainage plans by Commonwealth Gas Company in relation to its easement and facilities therein is a prerequisite to construction plan approval by the Environmental Engineering Department. A quit claim to Virginia Department of Transportation (VDOT) or a satisfactory commitment thereof by Commonwealth Gas Company for the location where Michmar Drive right of way will cross the Columbia Gas easement shall be a prerequisite to subdivision plat recordation. (EE)
5. The areas of stormwater runoff concentration as discussed in the Environmental Engineering Department tentative report dated October 3, 2003, will be field located and shown on the plans. The construction plans shall designate the affected lots with an NBP and an engineered storm sewer, filling, grading and drainage plan shall be included in the construction plans. (EE)
6. The subdivider shall post signs demarking the limits of the Resource Protection Area (RPA) so builders and homeowners may be informed as to the limitations imposed on these areas. Specific plans for the exact number and placement of the signs shall be approved by the Environmental Engineering Department. (EE)
7. The erosion and sediment control plan for the project shall call for the placement of polyethylene fence or its equivalent in accordance with STD & SPEC 3.01 of the Virginia Erosion and Sediment Control Handbook along the RPA limits prior to the issuance of a land disturbance permit. (EE)
8. Building envelopes as shown on the tentative plan along with any other directed by the Environmental Engineering Department shall be placed on the construction plans and subdivision plat. (EE)
9. The floodplain as shown on the approved construction plans and the recorded subdivision plat shall be the result of hydrologic and hydraulic engineering methods and assumptions which are approved by the Environmental Engineering Department. (EE)
10. Prior to any further subdivision plat recordation, the roads in Sections C and D shall be taken into the State maintenance system. (EE)
11. Unless otherwise directed by the Environmental Engineering Department, no building permits for lots 76-78 shall be issued until the SWM/BMP facility as ceased

its service as a sediment basin, is cleaned out, converted to a BMP and certified in accordance with the most recent Environmental Engineering BMP certification form. (EE)

12. To the extent permitted by the USACOE, the facilities originally installed as sediment basins in the early 1990s shall be dismantled. (EE)
13. The agricultural piece of property shall be rezoned before it is incorporated into the subdivision. This will necessitate reworking the cul-de-sac if recordation is planned for Wellington Farms Terrace. (P)
14. Fox Chappel Road shall be constructed from Chippoke Road to the property line. (F & P)
15. A sidewalk conforming to the Planning Commission Sidewalk Policy shall be constructed to the limits of Ecoff Elementary School from southern limits of Wellington Cross Way. (P)

REVIEW NOTES

- A. The portrayal of the RPA limits as shown on the approved tentative plan of Wellington Farms Tentative Case 04TS0154 shall be the RPA limits as shown on the construction plans and subdivision record plat. (EE)
- B. Show building envelopes on all lots that are impacted by wetlands, RPAs and floodplains or do not achieve the required lot width at the minimum setback distance on all final check and record plats. (P)
- C. Standard conditions. (P)
- D. All proffered conditions relating to house size, materials or architecture shall be shown on the final check and record plats. (P)
- E. Prior to submission of a final check plat please indicate that the Army Corps of Engineers has indicated that permission will be granted to access across wetlands to lots otherwise not accessible. (P)
- F. The use of the public water and wastewater systems is required by Ordinance. (U)
- G. It will be the responsibility of the subdivider to make certain that all proposed sections within the development complies with the Chesterfield County Fire Department's required fire flow of 1000 gpm at 20 psi residual. (U)
- H. Approval of the tentative subdivision is not an approval of the water and/or sewer layout as shown on the subdivider's tentative subdivision plat. The review of the

tentative water/sewer layout is being performed to identify any potential controversial problems and to integrate the Utilities Department recommendations as set forth in the latest water/sewer facilities plan in an effort to facilitate a much smoother review of the final design of each section. The subdivider understands that as the final details of each development section are reviewed, the Utilities Department may require changes to the original layout as deemed in the best interest of the County, which ultimately benefits the department's customers as users of public water/sewer systems. (U)

- I. At the time of construction plan submittal, graphically show and label the water line along Fox Chappel Road as an eight (8) inch water line. In addition, graphically show a sixteen (16) foot sanitary sewer easement along the common property line of Lots 80 and 81 along Michmare Drive. (U)
- J. All improvements to existing transportation facilities required as a result of the impact of this project shall be the responsibility of the subdivider. Approval of detailed construction plans is a prerequisite to issuance of a land use permit allowing access onto and construction within State maintained rights of way. It should be noted that plan approval at this time does not preclude the imposition of additional requirements at construction plan review. (VDOT)
- K. All right of way widths as shown are preliminary and should be so noted. Actual widths shall be determined by roadway design per 24 VAC 30-90-150 of the 1996 Subdivision Street Requirements (SSR). (VDOT)
- L. The design of any/all proposed landscape embellishments (i.e., landscaping, hardscaping, signage, lighting, irrigation, fencing, etc.) to be installed within State maintained rights of way must be submitted to VDOT for review in conjunction with the initial submittal of road construction plans. VDOT approval of said plan must be granted prior to installation. Failure to comply with these requirements may result in the removal of said embellishments prior to State acceptance. (VDOT)
- M. All roads shall be designed and constructed per current VDOT standards and specifications. (VDOT)
- N. The construction of all roadways which are not defined as arterials or collectors in Chesterfield County's Thoroughfare Plan requires the implementation of a comprehensive inspection program to insure compliance with VDOT standards and specifications. Inspection services shall be provided utilizing one (1) of the following options:
 - 1. The applicant may retain the services of a licensed geotechnical engineer to perform the required inspection and testing, or

2. The applicant may request that VDOT provide inspection services through the establishment of an accounts receivable with the contractor responsible for providing all required material testing, or
 3. The applicant may request that VDOT accept bonding for a period longer than the standard one (1) year performance bond in lieu of either (1) or (2) above. The additional bonding period shall not exceed five (5) years beyond the standard one (1) year performance bond posted at State acceptance. Surety rates shall be in the amount of \$33 per square foot for man-made fill sections and \$67 per linear foot for trench installations. (VDOT)
- O. Adjustment of the vehicle per day counts on Fox Chappel Road is required to include the projected traffic generated at the "stub" into adjacent property(s). Please note that the road geometrics on Chippoke Road may require modification as a result of the increased traffic volumes. (VDOT)
- P. The terminus of Fox Chappel Road shall be designed as a thirty-five (35) foot edge of pavement radius permanent cul-de-sac (within a minimum fifty (50) foot radius temporary turnaround easement). (VDOT)
- Q. A forty-five (45) foot edge of pavement radius turnaround is required at the cul-de-sac on Chippoke Road per 24 VAC 30-90-240 of the 1996 SSR. A minimum fifty-eight (58) foot right of way radius is required to accommodate the enlarged turnaround at this location. (VDOT)

GENERAL INFORMATION

Current Property Owner and Applicant:

Property Owner/Applicant: Miles and Wells Partnership

Location:

Southern terminus of Michmar Drive, western terminus of Wellington Farms Drive and along the southeastern border of Wellington Farms, Section A to the eastern limits of the tract. Tax IDs 782-659-2485 and 2926 (Sheet 26).

Applicable Cases:

89SN0182 and 95TS0265

Existing Zoning:

R-25 and A

Number of Lots in Request:

95

Tract Size:

100.3 acres

Average Lot Size:

34,141 square feet

Existing Land Use:

Undeveloped parcel

Adjacent Zoning and Land Use:

North - A; Single family residential

South - R-15 and A; Single family residential (Lakewood Farms Subdivision), Goyne Park and Ecoff Elementary School

East - A, R-7, R-12 and R-9; Single family residential (Chesterbrook Farms and Dense Wood Hill Subdivisions) and vacant

West - A; Single family residential

BACKGROUND

In September 1989, the Board of Supervisors adopted the Thoroughfare Plan, which included an extension/relocation of Hopkins Road ("Hopkins Road Extension") as a major arterial. The recommended right of way width for Hopkins Road Extension was ninety (90) feet. The proposed alignment started north of Centralia Road and extended southward across Centralia Road, through the subject property, across Ecoff Avenue to Route 10. The Plan also included an east/west collector (the "East/West Collector") with a recommended right of way width of seventy (70) feet, from Hopkins Road Extension, eastward through the subject property, across Great Branch Creek and Womack Road to a proposed north/south major arterial within the County-owned abandon railroad right of way. (See attachment C)

At that same meeting in September, the Board of Supervisors approved rezoning (89SN0182) of 235.7 acres from Agricultural (A) to Residential (R-25) for development of Wellington Farms Subdivision. As part of that approval, no transportation related zoning conditions/proffers were imposed/accepted for development of the property.

In January 1990, the Planning Commission approved a 250 lot tentative subdivision plan for Wellington Farms. The approved tentative depicted Hopkins Road Extension as identified on the Thoroughfare Plan and conditions were imposed that required its dedication and construction. In conjunction with recordation of the initial subdivision plat, right of way for Hopkins Road Extension and the East/West Collector Road was dedicated and a bond posted to insure construction of the roads at a later phase of the development.

In November 1995, The Board of Supervisors amended the Thoroughfare Plan approving a reclassification of and realignment for Hopkins Road Extension. This action by the Board:

- 1) realigned the section of Hopkins Road Extension north of Centralia Road;
- 2) downgraded the section of Hopkins Road Extension south of Centralia Road to a seventy (70) foot wide collector and realigned to follow the alignment of the East/West Collector; and
- 3) deleted the section of Hopkins Road Extension between the East/West Collector and Ecoff Avenue and downgraded Hopkins Road Extension to a seventy (70) foot wide collector from Ecoff Avenue to Route 10. (See attachment D)

In September 1997, a revised tentative subdivision plan was submitted for Wellington Farms depicting the revised alignment and right of way width for Hopkins Road Extension as approved by the Board in 1995. The revised tentative was approved with conditions requiring the dedication and construction of Hopkins Road Extension through the subject property, as amended. Subsequently, the right of way based on the revised alignment for Hopkins Road Extension was dedicated and the Board abandoned the original right of way that was dedicated for Hopkins Road Extension and the East/West Collector.

Wellington Farms Subdivision, a total of 244 lots, is anticipated to generate approximately 2,340 average daily trips. Approximately 150 of these lots have been recorded. These vehicles will be distributed along Chalkley Road, which had a 2002 traffic count of 4,693 vehicles per day. The applicant is requesting to eliminate the requirement for Hopkins Road Extension and has submitted a revised tentative subdivision plan that shows incorporating the right of way for Hopkins Road Extension into Wellington Farms Subdivision. (See attachment E)

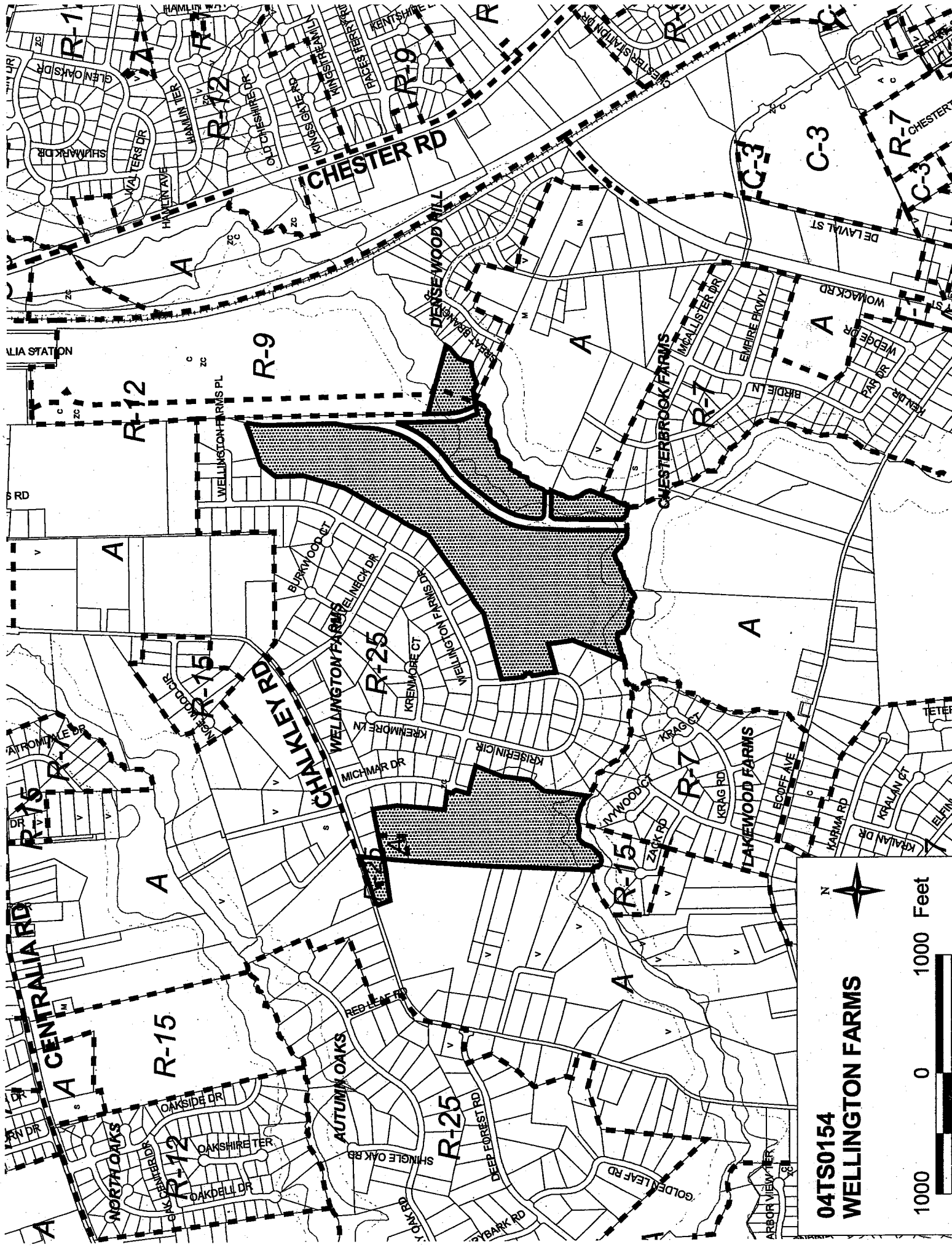
Hopkins Road Extension and the East/West Collector was originally included in the Thoroughfare Plan primarily to provide alternative access to undeveloped land in the area and serve as "reliever roads" to Chalkley Road, Ecoff Avenue, Centralia Road and Chester Road. The revised alignment for Hopkins Road Extension reduced its ability to serve as a major reliever road for this area. In the area east of Wellington Farms Subdivision and generally located along Womack Road, there are several residential parcels. It is unlikely that these parcels will be redeveloped and provide for Hopkins Road Extension from Wellington Farms across Great Branch Creek to the proposed north/south major arterial within the abandon railroad right of way or that public funds will be available to provide this connection. Therefore, the Transportation Department supports tentative

approval of Wellington Farms without the requirement for Hopkins Road Extension. Prior to recordation of the subdivision that is affected by Hopkins Road Extension, the Board must approve vacation of the dedicated right of way.

The subdivider constructed a walkway and pedestrian bridge from Section A of the subdivision to Goyne Park. The subdivider has received complaints about the use of the first sidewalk. The Sidewalk Policy requires a second sidewalk be constructed from a nearby cul-de-sac to Ecoff Elementary School that is adjacent to the park (See Condition 15). The subdivider opposes the construction of this walkway based upon the history of the existing walkway and concern over the health, safety and welfare of the younger children who may frequent this walkway. The subdivider contends that if the County believes the walkway is a safe path for young unescorted school students, the County could modify the existing walkway to provide any desired access to the school.

CONCLUSION

The tentative complies with all aspects of the Subdivision Ordinance and Sidewalk Policy if the Planning Commission accepts the recommendation to delete the thoroughfare road and accepts the existing walkway, as providing adequate access to the park and school. The tentative approval should be subject to the implementation of the items contained in the conditions and review notes section of this report.



04TS0154
WELLINGTON FARMS

N

1000 0 1000 Feet

A map showing the proposed site location. The site is a shaded area located near the intersection of Highway 100 and Highway 101. The site is labeled 'SITE' with an arrow pointing to it. The map also shows Highway 100, Highway 101, and Highway 102. The site is located on the east side of Highway 100, south of Highway 101.

1. The minimum size of the living unit or dwelling shall be 2,000 square feet of finished living area, exclusive of one-sleep open porches and garages.
2. The condition stated on page two of the staff report provides that the Planning Commission or the Director of Planning may modify the condition of a fifty (50) foot setback from the rear property line to a minimum of twenty (20) feet to be established and maintained adjacent to Chukley Road (Route 432). The condition stated on pages 4 and 5 of the staff report provides that access should be controlled to Chukley Road, thereby precluding direct driveway access to the rear of the lot. The condition states that the driveway from the dwellings to the rear of the lot shall be constructed in a manner so that the dwellings would face Chukley Road, the applicants prefer as follows:
 - a. There will be a minimum of a twenty-five (25) foot buffer strip, exclusive of easements and maintained adjacent to Chukley Road.
 - b. At the rear of the yards of the lots facing Chukley Road, the applicant shall construct a driveway determined at the type of tentative subdivision review, a service road, to exceed twenty-five (25) feet in width will be established for the exclusive purposes and use of the said lots so that the driveway from the individual lots may be constructed to the rear of the lot. The driveway to the rear of the lot shall be constructed so that the road will only access the subdivision streets to be established as part of the tentative subdivision review process and will not under any circumstances be different from Chukley Road. Since the lots are different sizes, access to Chukley Road from individual lots to Chukley Road, through outside decks, accessory buildings or otherwise shall be permitted or seen along Chukley Road. The driveway shall be constructed so that Chukley Road shall not include any of the obvious features of the rear of the house.

 DELINEATED WETLANDS
 EXISTING WETLANDS IMPACT
 PROPOSED WETLANDS IMPACT
 ZONED AGRICULTURAL
 SHEET INDEX

	1. OVERALL	2. SECTION 'E'	3. SECTION 'F'	4. SECTION 'G'
1. Overall	100	100	100	100
2. Section 'E'	100	100	100	100
3. Section 'F'	100	100	100	100
4. Section 'G'	100	100	100	100

1. ZONES: R-4S
2. TAX MAP NO.: 87-9-1-22
3. ZONING CASE NO.: BSS00182
4. PREVIOUS TENURE CATEGORIES: RESIDUAL
5. AREA IN ROUTE: 8.84 ACRES
6. AREA IN ROUTE: 8.84 ACRES
7. AREA IN OPEN SPACE: 8.84 ACRES
8. AREA IN RESERVE PARCEL: 1.32 ACRES
9. AREA IN COLLECTOR ROAD
10. TOTAL AREA IN SUBDIVISION: 100.34 ACRES
11. MINIMUM LOT SIZE: 120 FEET
12. MINIMUM LOT SIZE: 25,000 SQUARE FEET
13. AVERAGE LOT SIZE: 34.14 SQUARE FEET
14. AVERAGE LOT SIZE: 34.14 SQUARE FEET
15. USE: RESIDENTIAL
16. UTILITIES: WATER = COUNTY
SEWER = COUNTY
DRAINAGE = COUNTY
17. CONVEYANCE: COUNTY TOPOGRAPHY
18. 100 Y' EILIOOD PARK; FEA PANEL NO.
510033-0089 B; FEA PANEL NO.
510033-0089 B; FEA PANEL NO.
510033-0089 C
19. WATERSHED: FIELD SURVEYED
20. OTHER AND NOTES: JAMES WELLS PARTNERSHIP
4103 OLD HUNDRED ROAD
CHESTER, VIRGINIA 23831
PHONE: (804) 746-2783
FAX: (804) 746-2783
NO. OF PAGES: 157
DATE PRINTED: 8/22/98

SECTION (A) RECORDED ON 3/12/81 IN PB.74-PG.83, CO.PROJ.#90-0514.
SECTION (B) RECORDED ON 12/8/83 IN PB.82-PG.88, CO.PROJ.#93-0067.
SECTION (C) RECORDED ON 10/5/93 IN PB.107-PG.42, CO.PROJ.#96-0241.
SECTION (D) RECORDED ON 10/5/99 IN PB.107-PG.44, CO.PROJ.#97-0291.

THE FOX CHAPPEL ROAD STUB IS BEING PROVIDED AT THE DIRECTION OF THE COUNTY TRANSPORTATION DEPARTMENT AS PART OF AN AGREED UPON COURSE OF ACTION TO ELIMINATE THE CONSTRUCTION OF THE COLLECTOR ROAD (HOPKINS ROAD EXTENSION).

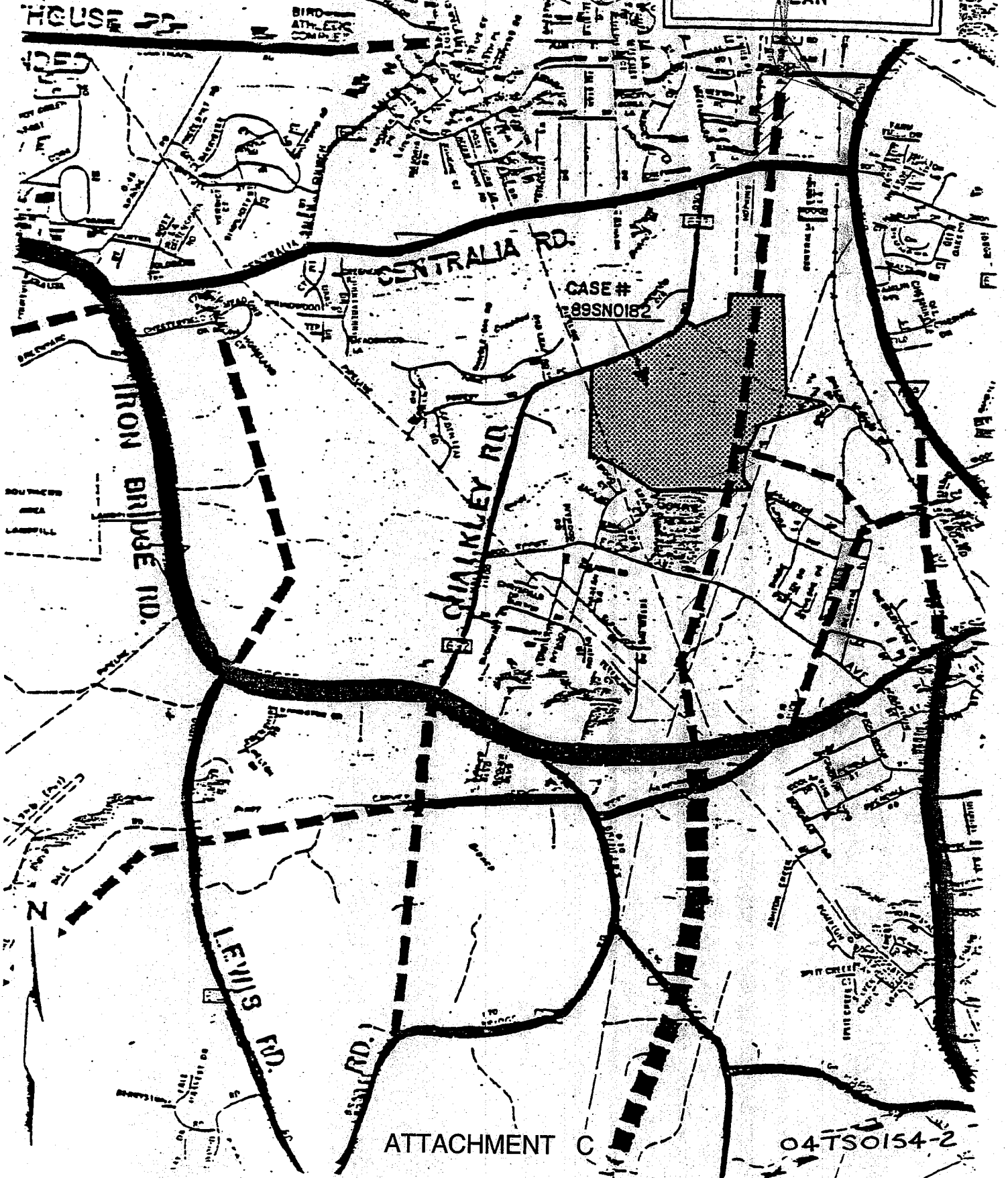
CHESTERFIELD COUNTY CBPA ORDINANCE HAS BEEN COMPLIED WITH BY MEANS OF REDUCED IMPERVIOUSNESS BMP. GROSS AREA PER LOT IS EQUAL TO 1.0 ACRES.

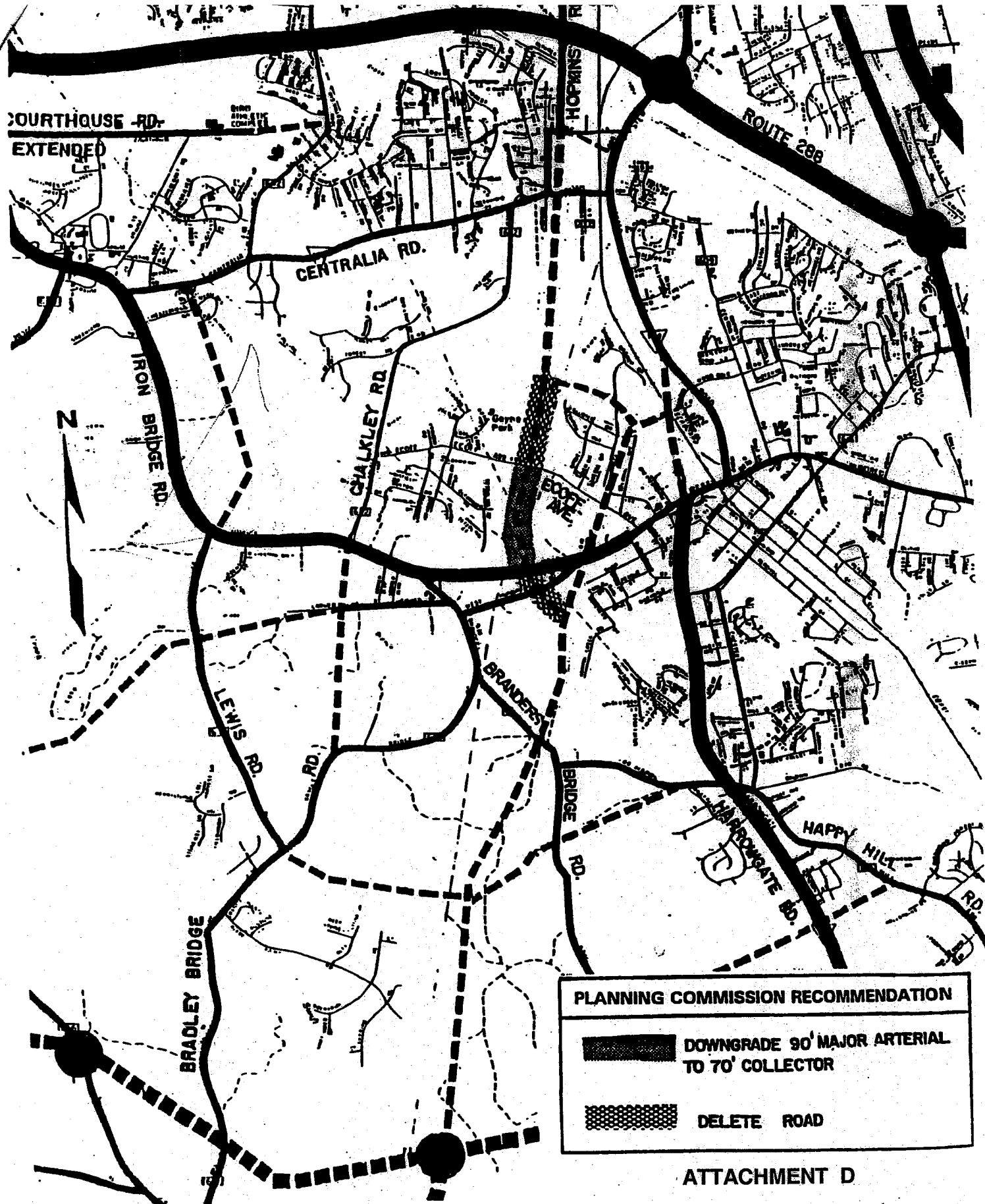
FIELD SURVEYED
DEVELOPER:
WHEELS AND WELLS PARTNERSHIP
1403 OLD HUNDRED ROAD
CHESTER, VIRGINIA 23831
PHONE: (804) 748-2783
FAX: (804) 748-8059
597 RECORDS 8/77/89

	200	100	0	200	400
200					
100					
0					
200					
400					

04TS0154-1

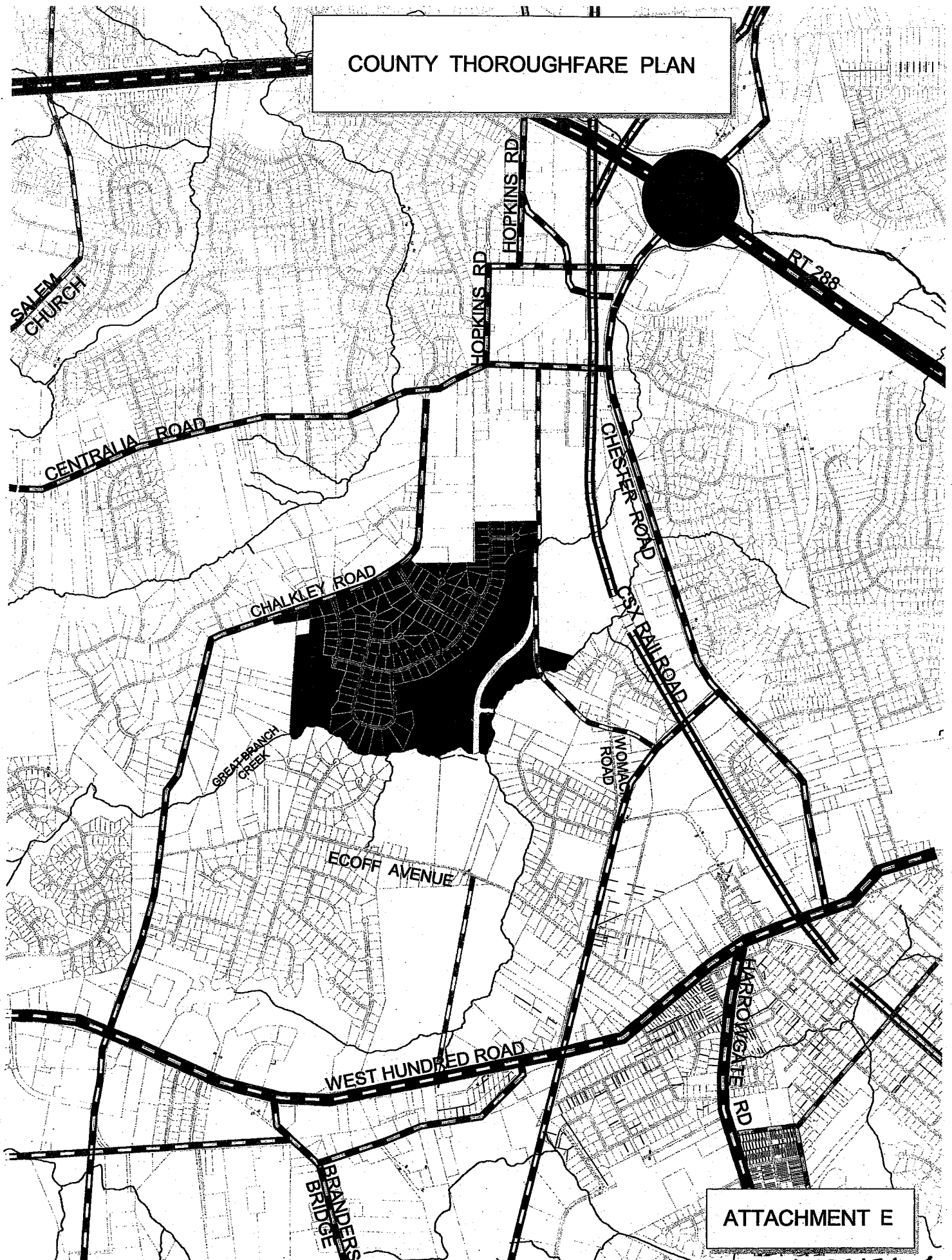
PROPOSED
THOROUGHFARE
PLAN





ATTACHMENT D

COUNTY THOROUGHFARE PLAN



ATTACHMENT E

04TS0154-4